

KAUAI PLANNING COMMISSION  
REGULAR MEETING

**Tuesday, June 23, 2015**

**9:00 a.m. or Soon Thereafter**  
**Līhu'e Civic Center, Moikeha Building**  
**Meeting Room 2A-2B**  
**4444 Rice Street, Lihue, Kauai, Hawai'i**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. MINUTES of the meeting(s) of the Planning Commission**

1. Meeting of May 26, 2015.

**E. RECEIPT OF ITEMS FOR THE RECORD**

**F. HEARINGS AND PUBLIC COMMENT (Noticed hearings will not commence until 9:00 a.m. or soon thereafter.) Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony shall also be accepted when the agenda item is taken up by the Commission. However if an individual has already testified during this period, additional testimony at the agenda item testimony may be allowed at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.**

**1. Continued Agency Hearing (NONE)**

**2. New Agency Hearing**

- a. Class IV Zoning Permit Z-IV-2015-31 and Use Permit U-2015-30 to allow construction of a farmworker housing unit featuring 2 bedrooms/2 bathrooms and office space on a parcel located along the makai side of Koolau Road in Moloaa, situated approx. ½-mile east of its intersection with Kuhio Highway, further identified as 6020 Koolau Road, Tax Map Key 4-9-009: 012, CPR Unit 43 and affecting an area approx. 2.564 acres of a larger parcel = ***John & May Outzen***. [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

**F. HEARINGS AND PUBLIC COMMENT (Cont'd)**

**2. New Agency Hearing (Cont'd)**

- b. Class IV Zoning Permit Z-IV-2015-15, Use Permit U-2015-14 to allow conversion of an existing residence into a bed and breakfast operation on a parcel located along the western side of Kuamoo Road in Wailua Homesteads, situated within the Wailua Terrace Subdivision and approx. 125 ft. south of the Ohelo Road/Kuamoo Road intersection, further identified as 5663 Ohelo Road, Tax Map Key 4-2-009: 011, and containing a total area of 18,739 sq. ft. = ***Mohala Ke Ola Management, LLC.*** [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

- c. Class IV Zoning Permit Z-IV-2015-21, Use Permit U-2015-20 and Special Permit SP-2015-5 to allow conversion of an existing residence into a homestay operation on a parcel located along the western side of Hailima Road in Lawai, situated immediately across its intersection with Aka Road, further identified as 3307 D Hailima Road, Tax Map Key 2-6-001: 091, CPR Unit 2, and containing a total area of 67,236 sq. ft. = ***Michael Levy & Alexis Boilini Trust.*** [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

- d. Class IV Zoning Permit Z-IV-2015-22, Use Permit U-2015-21 and Special Management Area Use Permit SMA(U)-2015-8 to allow conversion of an existing residence into a homestay operation on a parcel located along the makai side of Weke Road in Hanalei Town, situated at its intersection with He'e Road, further identified as 5404 Weke Road, Tax Map Key 5-5-004: 015, and containing a total area of 6,048 sq. ft. = ***Parnell H. & Michelle I. Kaiser.*** [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

- e. Class IV Zoning Permit Z-IV-2015-23 and Use Permit U-2015-22 to allow conversion of an existing residence into a homestay operation on a parcel located along the eastern side of Kipuka Street in the Weliweli Houselots Subdivision in Poipu, situated approx. 150 ft. east of the Muku Place/Kipuka Street intersection, further identified as 1960 Muku Place, Tax Map Key 2-8-024: 020, and containing a total area of 11,174 sq. ft. = ***Bret K. & Ellen Knopf, Trust.*** [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

- f. Class IV Zoning Permit Z-IV-2015-24 and Use Permit U-2015-23 to allow conversion of an existing residence into a homestay operation on a parcel located along the eastern side of Liliuokalani Street in Kilauea, situated at its intersection with Kolo Road, further identified as 2535 Liliuokalani Street, Tax Map Key 5-2-011: 038, and containing a total area of 1.956 acres = ***Nicki Lorayn Pignoli Trust.*** [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

**F. HEARINGS AND PUBLIC COMMENT (Cont'd)**

**2. New Agency Hearing (Cont'd)**

- g. Class IV Zoning Permit Z-IV-2015-25 and Use Permit U-2015-24 to allow conversion of an existing residence into a homestay operation on a parcel located along the southern side of Aka Road in Lawai, situated approx. 450 ft. south of the Kiani Road/Aka Road intersection, further identified as 3265 Huaka Road, Tax Map Key 2-6-013: 046, and containing a total area of 8,751 sq. ft. = **Darryl L. Chong/Julie Beth K. Simeona Chong**. [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

- h. Class IV Zoning Permit Z-IV-2015-27, Use Permit U-2015-26 and Special Permit SP-2015-7 to allow conversion of an existing residence into a homestay operation on a parcel located along the makai side of Kalihiwai Road in Kilauea, situated approx. ¼-mile north of its intersection with Kuhio Highway, further identified as 2828 P Kalihiwai Road, Tax Map Key 5-2-010: 031, CPR Unit 2, and affecting an area approx. 3.167 acres of a larger parcel = **Steven V. Ruddell/Marlyn W. Ruddell, Trust**. [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

- i. Class IV Zoning Permit Z-IV-2015-28, Use Permit U-2015-27 and Special Permit SP-2015-8 to allow conversion of an existing residence into a homestay operation on a parcel located along the mauka side of Kahiliholo Road in Phase 2 of the Kalihiwai Ridge Subdivision in Kilauea, situated at the terminus of Kahiliholo Road, further identified as 6241 Kahiliholo Road, Tax Map Key 5-2-022: 014, CPR Unit 2, and affecting an area approx. 3.479 acres of a larger parcel = **Susan Gailey Trust/Kim E. Richard Trust**. [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

- j. Class IV Zoning Permit Z-IV-2015-30, Use Permit U-2015-29 and Special Permit SP-2015-10 to allow conversion of an existing residence into a homestay operation on a parcel located along the southern side of Kalama Road in Wailua Homesteads, situated approx. 2,000 ft. west of its intersection with Opaekaa Road, further identified as 6471 Kalama Road, Tax Map Key 4-2-002: 026, CPR Unit 2, and affecting an area approx. 3.68 acres of a larger parcel = **Samuel A. & Eugenia Caliendo**. [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

- k. Class IV Zoning Permit Z-IV-2015-26, Use Permit U-2015-25 and Special Permit SP-2015-6 to allow conversion of an existing residence into a homestay operation on a parcel located along the eastern side of Kua Road in Lawai Valley, further identified as 4896 Kua Road, Tax Map Key 2-5-002: 037, and containing a total area of 3.089 acres = **William I. & Catherine F. Covern**. [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

**F. HEARINGS AND PUBLIC COMMENT (Cont'd)**

**2. New Agency Hearing (Cont'd)**

1. Class IV Zoning Permit Z-IV-2015-29, Use Permit U-2015-28 and Special Permit SP-2015-9 to allow conversion of an existing residence into a homestay operation on a parcel located along the mauka side of Koloa Road in Lawai, situated approx. 500 ft. north of the Mana Hema Place/Koloa Road intersection, further identified as 3528 B Mana Hema Place, Tax Map Key 2-5-005: 080, CPR Unit 1, and affecting an area approx. 1.032 acres of a larger parcel = ***John R. & Lorna E. Hoff, Trust.*** [Director's Report received 6/9/15.]

1. Supplemental No. 1 Director's Report pertaining to this matter.

**3. Continued Public Hearing (NONE)**

**4. New Public Hearing (NONE)**

**5. All remaining public testimony pursuant to HRS 92 (Sunshine Law)**

**G. CONSENT CALENDAR**

**1. Status Reports (NONE)**

**2. Director's Report(s) for Project(s) Scheduled for Agency Hearing on 7/14/15. (NONE)**

**H. EXECUTIVE SESSION (NONE)**

**I. GENERAL BUSINESS MATTERS**

1. Extension of Time for Special Management Area Use Permit SMA(U)-2014-6, Tax Map Key (4) 2-6-006: 021 = ***Tom Stirling.***

- a. Director's Report pertaining to this matter.

2. Request to Amend Project Development Use Permit PDU-2014-6 and Class IV Zoning Permit Z-IV-2014-6 to increase the overall density of Phase II of the project from 84 to 90 units, further identified as Tax Map Keys: 3-6004: 009 and 3-6-009: 001, Lihue = ***Rice Camp Partners, LP.***

- a. Director's Report pertaining to this matter.

**J. COMMUNICATION (For Action) (NONE)**

**K. COMMITTEE REPORTS (NONE)**

**L. UNFINISHED BUSINESS (For Action)**

**M. NEW BUSINESS**

1. **For Action – See Agenda F for Project Descriptions**

**N. ANNOUNCEMENTS**

1. Topics for Future Meetings
2. The following scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, Hawai'i 96766 on **Tuesday, July 28, 2015.**

**O. ADJOURNMENT**

**EXECUTIVE SESSION:** The Commission may go into an executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawaii Revised Statutes ("H.R.S."), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only be held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

**NOTE:** Special accommodations and sign language interpreters are available upon request five (5) days prior to the meeting date, to the County Planning Department, 4444 Rice Street, Lihue, Hawaii 96766. Telephone: 241-4050